



MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, NOVEMBER 15, 2007
AT 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

1. CALL TO ORDER

Chairperson Hughes called the regular meeting to order at 6:14 p.m.

Commission members present were: Mr. Michael Beckendorf, Mr. Johnny Bond, Mr. John Clark (Vice Chairperson), Mr. Ralph Davila, Mr. Robert Horton, Mr. Art Hughes (Chairperson), Mr. G.H. Jones, Mr. Don Maxwell, and Mr. Michael Parks.

Commission members absent were: none.

Staff members present were: Mr. Martin Zimmermann, Senior Planner; Mr. Randy Haynes, Staff Planner; Ms. Janis Hampton, Interim City Attorney; and Mr. Rodney Schmidt, Planning Intern.

2. HEAR CITIZENS

No one came forward.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST

No affidavits were received.

4. CONSENT AGENDA

A. Minutes from the workshop and regular meetings on November 1, 2007.

B. Final Plat FP07-27 - M. Zimmermann

Proposed Final Plat of Riverstone Subdivision – Phase 2, being 37.634 acres of land located at the north end of newly-constructed Riverstone Drive, approximately ¾ mile northwest from its intersection with F.M. 1179 in the eastern extraterritorial jurisdiction (ETJ) of Bryan, Brazos County, Texas.

C. Replat RP07-20 - J. Fulgham

Proposed replat being Lot 2R and 3R in Block 1 of St. Joseph Oaks Subdivision consisting of 3.4 acres of land located at the northwest corner of East Villa Maria Road and East 29th Street in Bryan, Brazos County, Texas.

Commissioner Jones moved to approve the Consent Agenda. Commissioner Maxwell seconded the motion.

Chairperson Hughes asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

REQUEST FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval.)

5. Rezoning RZ07-43 – R. Haynes

A request to change the zoning classification from Agricultural-Open District (A-O) to Industrial District (I) for Lot 1, Block 2 in the Parkwood Estates Subdivision #2 located at 2603 Clarks Lane in Bryan, Brazos County, Texas

Mr. Randy Haynes, Staff Planner, presented a staff report (on file in the Development Services Department). Mr. Haynes advised the Commission that the applicant is requesting the rezoning of 1.59 acres of land located on the east side of the 2600 block of Clark's Lane, 7/10ths of a mile south of its intersection with Tabor Road, from the current Agricultural-Open (A-O), to Industrial District (I). The request was made to accommodate a proposed plumbing contracting workshop/office use at this location. Staff believes that industrial use is appropriate on this particular property and recommends approving the request. The property is adjoined by a large Industrial zoning district.

Responding to a question from Commissioner Clark, Mr. Haynes advised that he had spoken on the telephone to one owner of nearby property who expressed opposition to the request.

Responding to a question from Chairperson Hughes, Mr. Haynes explained that screening is required where an Industrial District adjoins a tract with a single-family residence in an Agricultural-Open (A-O) District and the residence is located less than 100 feet from the shared property line. Mr. Haynes added that, in this particular case, a residence on an adjoining tract is located more than 100 feet from the common property line.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Maxwell moved to recommend approval of Rezoning RZ07-43, as requested, accepting the findings of staff. Commissioner Jones seconded the motion.

Chairperson Hughes asked if there was any discussion.

There was none.

The motion passed with a unanimous vote.

PLANNING AND ZONING COMMISSION RESOLUTION

6. Resolution on Texas Avenue Revitalization – M. Zimmermann

Consideration of a resolution adopting the findings and recommendations of the Planning & Zoning Commission's Texas Avenue Corridor Subcommittee as well as encouraging and supporting Texas Avenue Revitalization efforts.

Mr. Martin Zimmermann, Senior Planner, presented a draft resolution for the Commission's approval.

Commissioners Parks and Bond commended staff and the Texas Avenue Corridor Subcommittee on their good work on the report.

Commissioner Clark moved to adopt the resolution, as presented. Commissioner Beckendorf seconded the motion.

Chairperson Hughes asked if there was any discussion.

Chairperson Hughes commended staff on the report.

The motion passed with a unanimous vote.

7. ADJOURN

Without objection, Chairperson Hughes adjourned the regular meeting at 6:22 p.m.

These minutes were reviewed and approved by the City of Bryan Planning and Zoning Commission on this the 6th day of **December, 2007.**

Art Hughes, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Lindsey Guindi, Planning Manager and
Secretary to the Planning and Zoning
Commission